



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: 198 - PA - 2004

Coordinator: Suzanne Colver

Case No.: _____ - _____ - _____

Project Name: Advanced Health Care

Project Location: 9846 No. 95th St. Lots 2-4, Ironwood Square
95th St.
Mtn. View, Scottsdale, AZ

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-0 Proposed Zoning: C-0

Number of Buildings: 1 Parcel Size: 2.289 acres gross

Gross Floor Area/Total Units: 28,329 Floor Area Ratio/Density: 28.41%

Parking Required: 38 stalls Parking Provided: 43 stalls

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

This request for a use permit is to develop approximately 28,000 sq. ft.
of medical space on a vacant parcel north of Mountain View & West of
95th St. The proposed plan located on the Ironwood Square
Development provides for one single story medical rehabilitation
facility.

The site is bounded on the west by a church, on the north, east &
south by medical professional office condominiums.

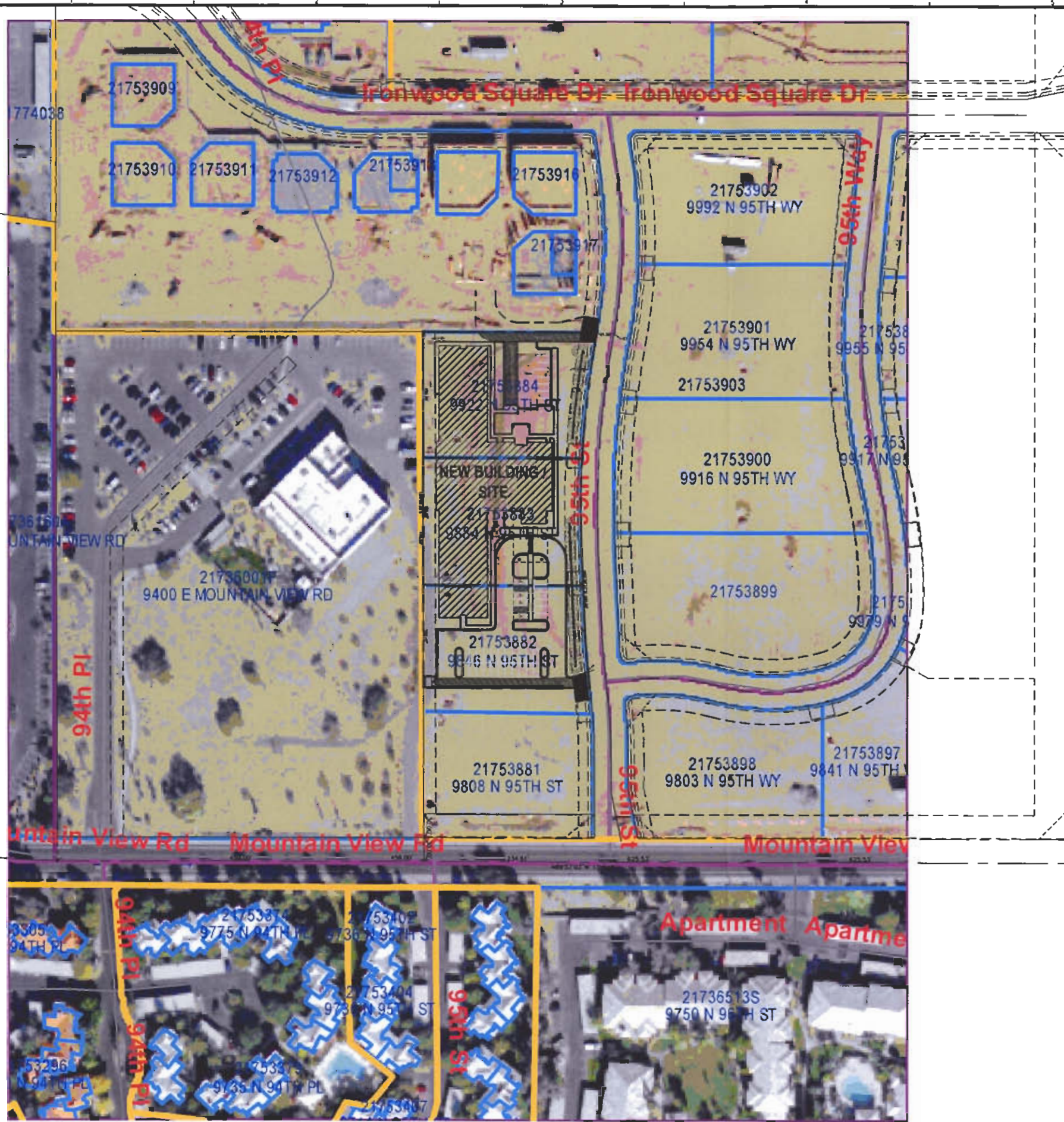
Primary access to the site will come from the south on Mountain View
to 95th St. from the east from 96th St. into the Ironwood Square.

AHC of Scottsdale will use this facility for 24 hour sub-acute
rehabilitation Services including physical therapy, occupational
therapy and speech therapy.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Date: Aug 25, 2004
 Drawn by: J. L. [unclear]
 Checked by: [unclear]
 Scale: 1" = 100'



GouldEvans

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New Construction
 Advanced Health
 Care Transitional
 Rehabilitation
 Facility
 Scottsdale
 Building

9846 N 95th Street
 Scottsdale, AZ 85258

REVISION DATE

PROJECT REP: [unclear]
 DATE: 26 August 2004

Context Site Plan/Aerial

A0.0

Use Permit Application



Context Site Plan / Aerial A5

Vicinity Map A6

